

092.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

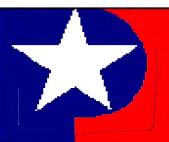
670,800 / 670,800

USE VALUE:

670,800 / 670,800

ASSESSED:

670,800 / 670,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
110		HEMLOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROTH JOSHUA	
Owner 2: ROONEY MAURA	
Owner 3:	
Street 1: 110 HEMLOCK ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RAMOS WILLIAM & SHIRLEY M -	
Owner 2: -	
Street 1: 110 HEMLOCK ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1752 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
8/3/2017	999
Redo Bat	33,339 C
9/2/2016	2128
Addition	85,000 O
9/15/2015	1331
Porch	27,940
6/16/2004	509
Manual	2,000 O

ACTIVITY INFORMATION	
Date	Result
10/18/2018	Meas/Inspect
10/16/2018	MEAS&NOTICE
12/4/2008	Meas/Inspect
1/26/2001	MLS
3/31/2000	Inspected
1/25/2000	Measured
12/1/1991	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	3905	Sq. Ft.	Site	0	70.	1.38	5								376,004	376,000

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT.				WDK ₁₂	4				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:					11	FFL				
			%	1/2 Bath:	Rating:	A HBth:	Rating:					12		18			
				OthrFix: 1	Rating: Fair												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average	Year Blt: 1958	Eff Yr Blt:		Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units 1							
Alt LUC:		Alt %:		Fpl:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Jurisdct: G18		Fact: .		WSFlue:	Rating:			Other									
Const Mod:								Upper									
Lump Sum Adj:								Lvl 2									
INTERIOR INFORMATION				CONDOS INFORMATION				Lvl 1									
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Lower									
Partition: T - Typical				Floor:													
Prim Floors: 3 - Hardwood				% Own:													
Sec Floors:			%	Name:													
Bsmnt Flr: 4 - Carpet				DEPRECIATION													
Subfloor:				Phys Cond: GV - Good-VG	10. %	Functional:		Exterior:	No Unit	RMS	BRS	FL					
Bsmnt Gar:				Economic:		Special:		Interior:	1	5	3	M					
Electric: 3 - Typical				Override:				Additions:									
Insulation: 2 - Typical				Total:	10.8 %			Kitchen:									
Int vs Ext:				CALC SUMMARY				Baths:									
Heat Fuel: 2 - Gas				Basic \$ / SQ: 110.00		Size Adj.: 1.35000002		Plumbing:									
Heat Type: 1 - Forced H/Air				Const Adj.: 1.00999999		Adj \$ / SQ: 149.985		Electric:									
# Heat Sys: 1				Other Features: 76800		Other:		Heating:									
% Heated: 100		% AC:		Grade Factor: 1.00		NBHD Inf: 1.00000000		General:									
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	NBHD Mod:		LUC Factor: 1.00		Totals	1	5	3						
				Adj Total: 330525		Juris. Factor: 1.00											
				Depreciation: 35697		Before Depr: 149.99											
				Depreciated Total: 294828		Special Features: 0											
						Final Total: 294800											
						Val/Su Net: 134.73											
						Val/Su SzAd: 211.78											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 092-0-0003-0013.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:										Total:					

Residential Grid Sketch showing a house footprint with various rooms labeled (Front Porch, Living Room, Dining Room, Kitchen, etc.) and a garage footprint. Labels include FFL, BMT, TQS, and OFP.

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	852	149.990	127,787	BMT	100	RRM	50 A		
BMT	Basement	720	59.620	42,926						
TQS	3/4 Story	540	149.990	80,992						
WDK	Deck	48	16.160	776						
OPP	Open Porch	28	44.440	1,244						
Net Sketched Area: 2,188				Total: 253,725						
Size Ad	1392	Gross Area	2368	FinArea	1752					

IMAGE

AssessPro Patriot Properties, Inc